

**S-15-2014**  
**Thomasville Manor Subdivision – Final Plat**  
**7050 West 3500 South**  
**R-1-10 Zone**  
**26 Lots**  
**9.8 Acres**

**BACKGROUND:**

Mr. Elyas Raigne, representing Reliance Homes, is requesting final plat approval for the Thomasville Manor Subdivision. The subdivision is bordered on the north and west by existing single family development. The subdivision is bordered on the east by the Towns and Hunter Village and an existing duplex.

**STAFF/AGENCY CONCERNS:**

Public Works Department:

- Authorization of ditch/water users is required for any abandonment, relocation, piping or any other modification to existing ditches or irrigation structures.
- Dedication and improvements along 3500 South required.
- 3500 South improvements will require sidewalk at back of fence with a 14-foot stamp colored concrete parkstrip until UDOT improvements are installed.

Granger Hunter Improvement District:

- Subject to all GHID design and requirements.

Building Division:

- Follow recommendations outlined in the soils report.

**ISSUES:**

The proposed subdivision will consist of 26 lots on approximately 9.8 acres. This equates to an overall density of 2.65 units per acre. Although the subject property is zoned R-1-10, the average lot size is approximately 11,000 square feet. This equation does not factor in the square footage of the existing homestead known as lot 124.

Access to the subdivision will be gained from 3500 South and from existing stub streets from the Orchard View Subdivision to the west and from the Hunter Village Subdivision to the north. The developer will be responsible to dedicate and improve 3500 South including curb, gutter and sidewalk. Although the applicant will dedicate the full right-of-way, improvements will be installed at the existing width of 40 feet. The developer will be required to construct a masonry barrier wall along 3500 South.

All streets will be dedicated and improved to the City's 54-foot right-of-way. The new streets will need to transition with the existing rights-of-way to the north and west. All street improvements will be coordinated with the City Engineering Division.

As the property has been farmed for many years, there are a number of irrigation ditches. These ditches will need to be piped in accordance with City ordinances. The developer will be responsible to coordinate with the irrigation company and/or ditch master along with water users to ensure that methods to pipe these ditches meet with their approval.

**STAFF ALTERNATIVES:**

- A. Approval of the Thomasville Manor subdivision plat subject to the following conditions:
  - 1. That the developer resolve all staff and agency concerns.
  - 2. That 3500 South be dedicated to a 53-foot half width. Improvements will be installed at the 40-foot half width including curb, gutter, sidewalk, parkstrip and barrier wall. Said improvements shall be coordinated with UDOT.
  - 3. That all irrigation ditches be piped. Prior to engineering approval, the developer shall coordinate this matter with the irrigation company, and/or ditch master and water users.
  - 4. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.
  - 5. That the subdivision name and interior street names be approved by Salt Lake County.
  - 6. That recommendations outlined in the soils report dated May 15, 1996 and updated December 2014 be followed. Said report shall be reviewed by the City Engineer and Building Official prior to final plat review.

7. That all streets shall be dedicated and improved with curb, gutter, sidewalk and asphalt. Said improvements shall be in accordance with plan and profiles approved by the Public Works Department.

B. Continuance to address issues raised during the Planning Commission meeting.

**Applicant:**

Elyas Raigne  
5941 S Redwood Road

**Discussion:** Steve Lehman presented the application. Barbara Thomas asked if the existing property owners to the southwest will still have direct access to 3500 S. Steve replied yes. Barbara Thomas asked if they will be able to access the rear of the property from inside the subdivision as well. Steve replied yes. Terri Mills asked if any landscaping and signage will be included near the wall. Steve replied that he isn't sure but indicated that the applicant can address this.

Elyas Raigne, the applicant, stated that then existing lot has been designed specifically to allow it to gain interior access from the subdivision in the future. He indicated that signage is being discussed and would most likely be placed on the masonry wall, but landscaping will not be added since it is very difficult to maintain. Jack Matheson stated that Reliance Homes have built great houses and asked if there are any projected problems in meeting the current housing standards. Mr. Raigne replied he is not concerned with meeting any requirements.

**Motion:** Commissioner Matheson moved for approval subject to the 7 staff conditions.

Commissioner Woodruff seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

**Unanimous-S-15-2014- Approved**